



Real Estate Report on Lands and Properties Sector Transactions Second Half 2020-2021

Real Estate Transactions of the Lands and Properties Sectors exceeded AED **3.798** billion in the Second Half of 2021. Based on the Annual Report issued by the Lands and Properties Sector, a large number of various Real Estate Transactions were recorded, such as Sales and Mortgages of Plots, Documentation and Waivers. This included **1,290 sales** with a value exceeding AED **808** million, **758 Mortgages** with total value of their contracts exceeding AED **2.765** billion and **275 Waiver** transactions with the total value of their market contracts exceeding AED **224** million.

Ras Al Khaimah Real Estate Transactions	Second Half 2020	Percentage	Second Half 2021	Percentage	Direction & Percentage of Change
Real Estate Sales Volume	637,452,183	30%	808,627,706	21%	27%
Real Estate Mortgages Volume	1,254,884,602	59%	2,765,196,799	73%	120%
Waiver Market Value	227,924,813	11%	224,357,954	6%	-2%
Total Transactions	2,120,261,598	100%	3,798,182,459	100%	79%
Real Estate Sales Number	1,031	64%	1,290	56%	25%
Real Estate Mortgages Number	282	18%	758	33%	169%
Waivers Number	289	18%	275	12%	-5%
Total Number of Real Estate Transactions	1,602	100%	2,323	100%	45%
Top Region in Terms of Real Estate Transaction Value	Al Jazirah Al Hamra	-	Al Jazirah Al Hamra	-	-

Table No. (1)

In Table No. (1), we notice a **sharp increase** in the Total Value of Real Estate Transactions for the Second Half of 2021 compared to the Second Half of 2020 by **79%**, offset by an **increase** in the Total Number of Real Estate Transactions by **45%**. We also notice that the Value of Mortgages **increased sharply** by **120%** for the Second Half of 2021 compared to Second Half of 2020, offset by a **sharp increase** in the Number of Mortgages by **169%**. With the regard to Waivers, there is a **decrease** in the Value of Waivers by **2%** for the Second Half of 2021 compared to the Second Half of 2020, offset by a **decrease** in the Number of Waivers by **5%**.

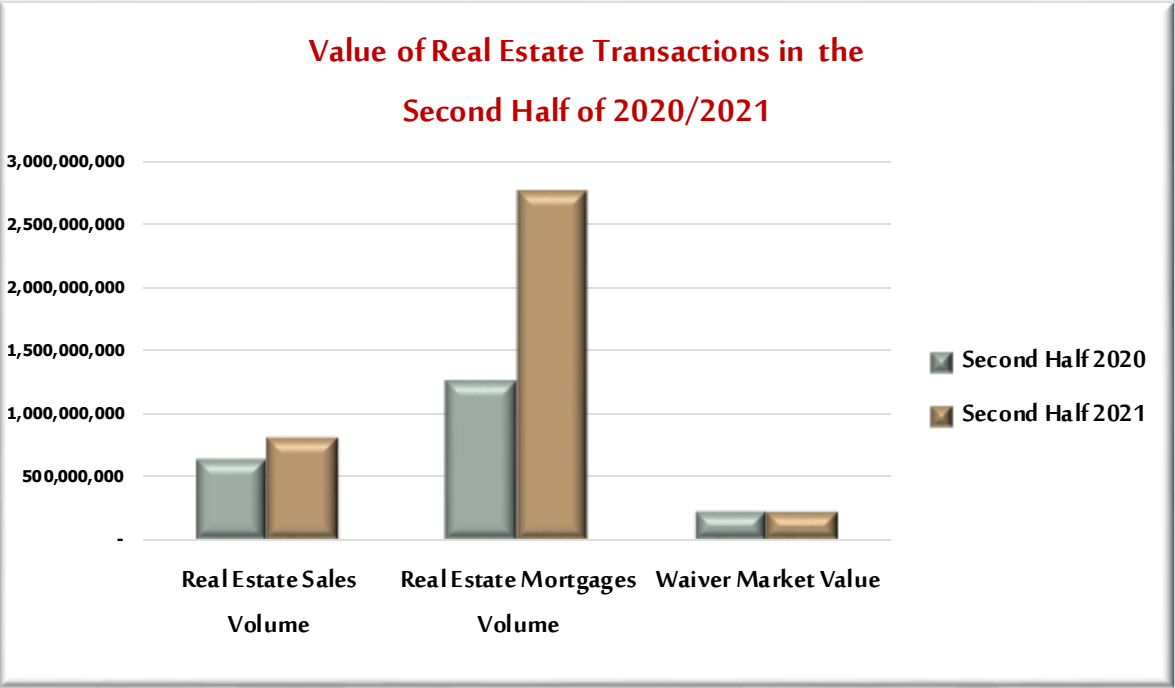


Figure No. (1)

Popular Areas according to Real Estate Trading in the Second Half of 2020/2021

Ras Al Khaimah registered the most Traded Regions in terms of Real Estate Transactions in the Second Half of 2021 are: Al Jazeera Al Hamra, Al Hudaiba and Al Arqoub. While the most Traded Regions in terms of Real Estate Transactions in the Second Half of 2020 are: Al Jazeera Al Hamra, Julphar and Al Dhait. **Al Jazeera Al Hamra** topped the regions with sales amounting to more than AED 324 million in Second Half of 2021, and more than AED 240 million in Second Half of 2020, with an **increase of 35%**.

Al Jazeera Al Hamra leads Real Estate Transactions by Value in the Second Half of 2020-2021

Region	Al Jazirah Al Hamra	Julphar	Al Dhait	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in the Second Half of 2020	240,608,901	36,348,000	33,580,000	310,536,901	637,452,183
Number of Sales	257	66	45	368	1,031
Region	Al Jazirah Al Hamra	Al Hudaiba	Al Arqoup	Total Sales in the Three Regions	Total Sales in all Regions
Sales Value in the Second Half of 2021	324,750,634	43,045,000	41,773,666	409,569,300	808,627,706
Number of Sales	424	36	30	490	1,290
Direction & Percentage of Change in Sales Value	35%	-	-	32%	27%

Table No. (2)

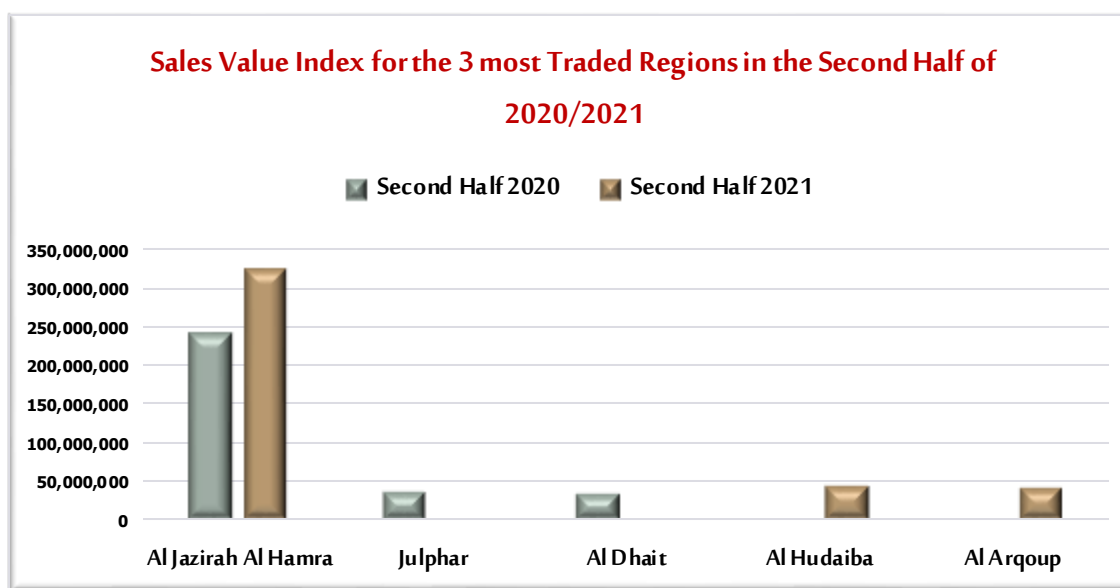


Figure No. (2)

Value of Real Estate Sales according to Property Use in the Second Half of 2020/2021

Property Use	Sales Value in the Second Half of 2020	Number of Sales	Percentage	Sales Value in the Second Half of 2021	Number of Sales	Percentage	Direction & Percentage of Change in Sales Value
Commercial Lands	9,001,546	16	1.6%	19,478,000	18	1.4%	116%
Agricultural Lands	42,876,805	51	4.9%	44,340,000	43	3.3%	3%
Popular Houses	3,210,000	9	0.9%	9,677,000	22	1.7%	201%
Free Residential Lands	113,567,560	355	34.4%	135,842,942	433	33.6%	20%
Built Residential Lands	194,303,802	256	24.8%	95,471,294	155	12.0%	-51%
Apartments (Investment)	70,740,354	186	18.0%	172,415,798	331	25.7%	144%
Villas (Investment)	95,115,912	63	6.1%	149,045,645	101	7.8%	57%
Commercial Residential Lands	34,860,000	43	4.2%	114,846,010	104	8.1%	229%
Investment Residential Lands	33,800,000	45	4.4%	57,570,000	75	5.8%	70%
Touristic Lands	33,182,832	1	0.1%	-	-	-	-
Industrial Lands	4,000,000	2	0.2%	5,500,000	1	0.1%	38%
Commercial Unit	2,793,372	4	0.4%	4,441,017	7	0.5%	59%

Table No. (3)

We notice in Table No. (3) an **increase** in Number and Value of Sales for Second Half of 2021 compared to Second Half of 2020 for **most types of lands**. The highest of which are Commercial Residential Lands and Popular Houses with a percentage of **more than 200%**, followed by Apartments(Investment) and Commercial Lands with a percentage of **more than 100%**. In addition to Investment Residential Lands, Commercial Unit and Villas (Investment) with a percentage of **more than 50%**.

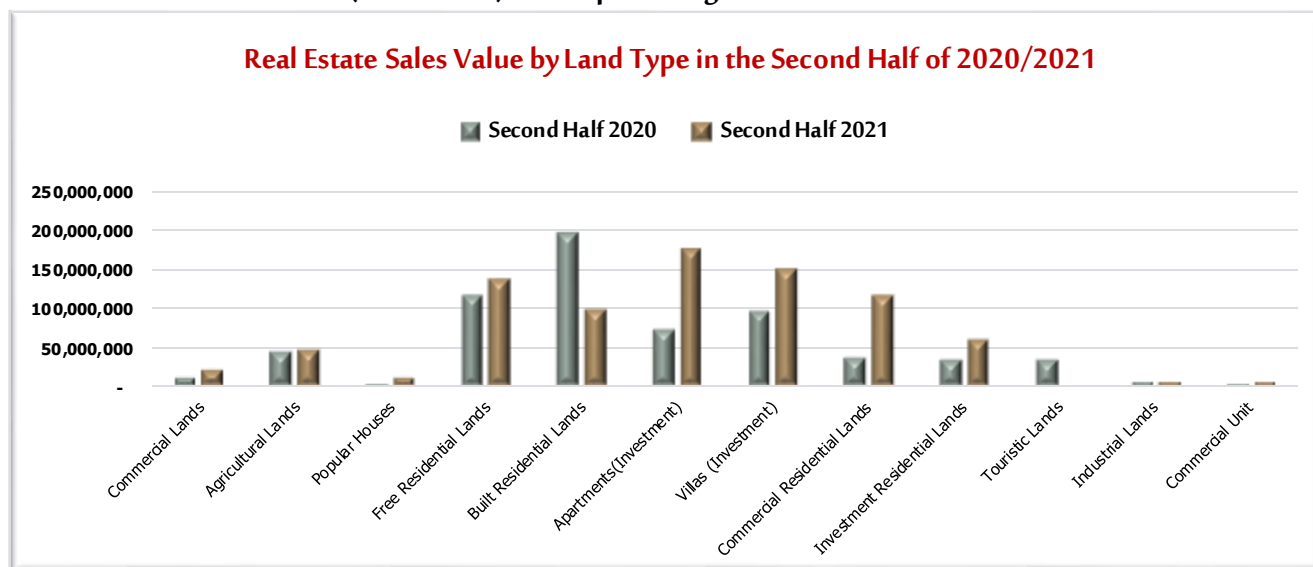


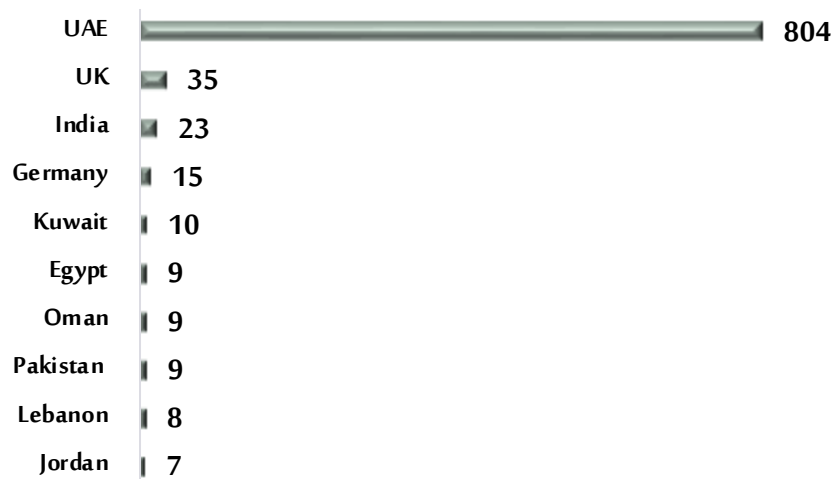
Figure No. (3)

Real Estate Investors in Ras Al Khaimah

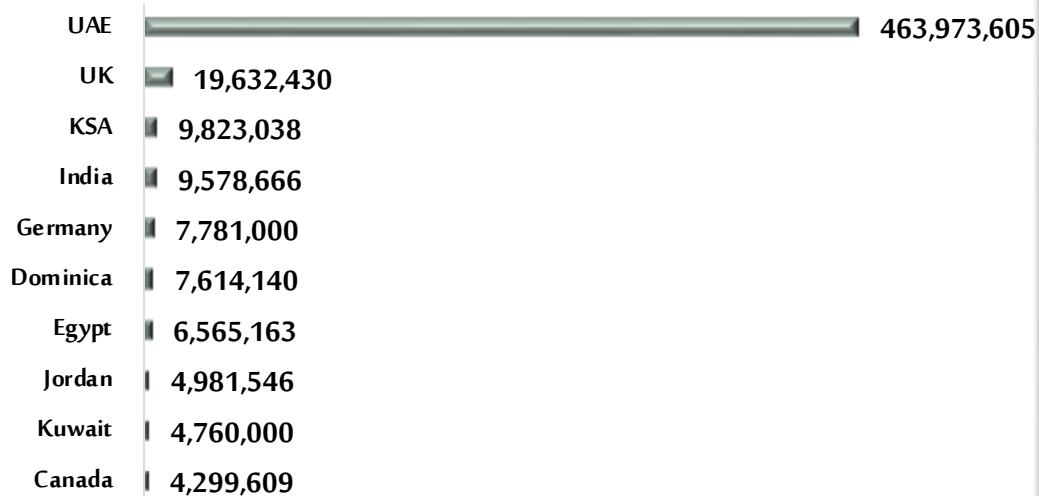
Top Ten Transacting Nationalities by *Number and Value* of Transaction in the Second Half of 2020 - 2021

Total Number of Investors in the Second Half of 2020 = **1,032**

Top Ten Investing Nationalities in Terms of **Number** in the Second Half of 2020



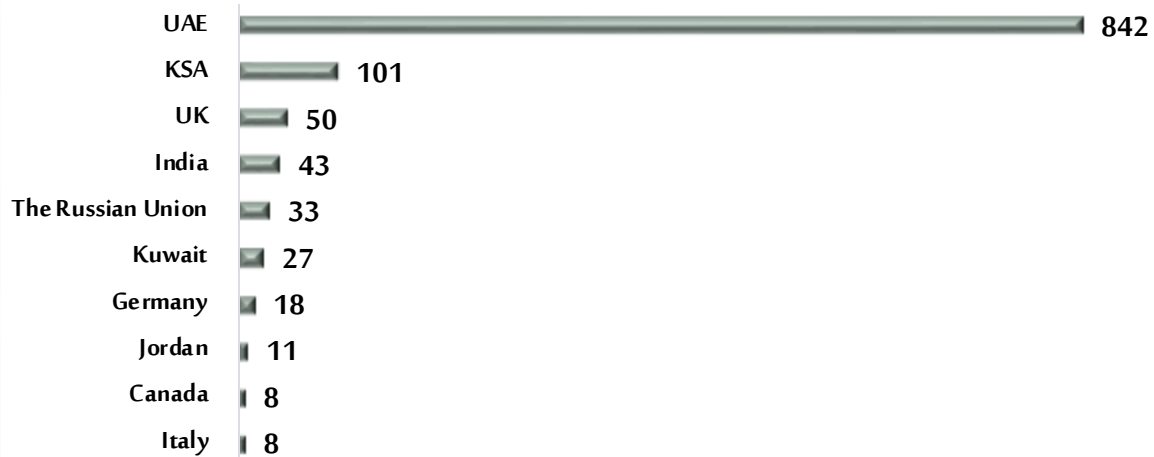
Top Ten Investing Nationalities in Terms of **Value** in the Second Half of 2020



Continued \ Real Estate Investors in Ras Al Khaimah

Total Number of Investors in the Second Half of 2021 = 1,291

Top Ten Investing Nationalities in Terms of **Number** in the Second Half of 2021



Top Ten Investing Nationalities in Terms of **Value** in the Second Half of 2021

